



# City of Santa Barbara Planning Division

## ARCHITECTURAL BOARD OF REVIEW

### AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.  
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, February 4, 2013

630 Garden Street: David Gebhard Public Meeting Room

3:00 P.M.

**BOARD MEMBERS:**

THIEP CUNG  
SCOTT HOPKINS  
GARY MOSEL  
KIRK GRADIN  
STEPHANIE POOLE  
WILLIAM H. WITTAUSCH  
PAUL ZINK

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
TONY BOUGHMAN, Planning Technician  
KATHLEEN GOO, Commission Secretary

Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)  <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.  <u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal &amp; each time plans are revised.  <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)  <u>Site Plan</u> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.  <u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.  <u>Plans</u> - floor, roof, etc.  <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PROJECT DESIGN APPROVAL</b>	Required	<p>Same as above with the following additions:  <u>Plans</u> - floor, roof, etc.  <u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.  <u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.  <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.            Materials submitted for Project Design Approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:  <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.  <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.  <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.  <u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.  <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**PLEASE BE ADVISED**

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the ABR are based on compliance with Municipal Code Chapter 22.69 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The ABR may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final ABR approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR). **Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470, ext. 4539, or by email at [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. On Thursday, January 30, 2013, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR).
- B. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.SantaBarbaraCA.gov/Government/Video/> and then clicking *City TV-18 Live Broadcast*. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 11:00 a.m. and the following Monday at 9:00 a.m. An archived video copy of this meeting will be viewable on computers with high-speed internet access the following Wednesday at [www.SantaBarbaraCA.gov/ABR](http://www.SantaBarbaraCA.gov/ABR) and then clicking *Online Meetings*.

**GENERAL BUSINESS:**

- A. Public Comment: Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion before the Board. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- B. Approval of the minutes of the Architectural Board of Review meeting of **Tuesday, January 22, 2013**.
- C. Consent Calendar of **January 28, 2013; (February 4, 2013 was cancelled)**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee *Appointments*.

**CONCEPT REVIEW - CONTINUED ITEM****1. 303 LOMA ALTA DR****R-2 Zone**

**(3:10)** Assessor's Parcel Number: 035-232-006  
Application Number: MST2013-00031  
Owner: Kent N. Lind  
Architect: Jose Luis Esparza

(Proposal to replace all aluminum windows and sliding doors with vinyl replacement windows and sliding doors for an existing 19 unit, three-story apartment building.)

(The project was referred from the Consent Calendar on January 28, 2013.)

**CONCEPT REVIEW - CONTINUED ITEM****2. 35 N CALLE CESAR CHAVEZ****OM-1/SD-3 Zone**

**(3:30)** Assessor's Parcel Number: 017-113-004  
Application Number: MST2012-00486  
Owner: Verde Ventures, LLC  
Architect: Rex Ruskauff

(Proposal to demolish and replace two existing one-story storage buildings in the same footprints. One is 3,798 square feet and the other is 3,278 square feet and they will be constructed with concrete bases and metal siding and roofs. The square footage of the buildings will not change and seven parking spaces are proposed to remain. Staff Hearing Officer review of a Coastal Development Permit and a Conditional Use Permit to allow non-ocean-oriented business to be conducted on site is requested.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer review of a Coastal Development Permit. Project was last reviewed on January 22, 2013.)**

**CONCEPT REVIEW - CONTINUED ITEM****3. 515 RED ROSE LANE****R-2 Zone**

(4:00) Assessor's Parcel Number: 035-341-008  
Application Number: MST2012-00477  
Owner: Belias 2007 Trust  
Architect: Brian Nelson

(Proposal for new entry gates at the existing driveway, and eight new 48 square foot cantilevered decks on the first and second floors of the existing apartment buildings.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 7, 2013.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 531 E COTA ST****C-M Zone**

(4:30) Assessor's Parcel Number: 031-171-014  
Application Number: MST2012-00491  
Applicant: Brent Daniels  
Owner: Automation Group, Inc.  
Architect: Karl Kras

(Proposal for change of use of the existing 9,000 square foot one-story storage warehouse building to a dance facility. The project includes new windows in loading bays, new roof, HVAC unit, new skylights, removal of security fencing and loading doors, new parking layout with planters, new fencing, new roof, new finish materials, new paint, new interior remodeling.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a zoning modification.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 101 S LA CUMBRE RD****C-2/SD-2 Zone**

(5:00) Assessor's Parcel Number: 051-022-027  
Application Number: MST2013-00018  
Owner: Avenue 26 Holdings, LLC  
Architect: Cearnal Andrulaitis, LLC

(Proposal to construct a new one-story 6,500 square foot commercial building and 26 space parking lot with new street trees and landscaping, located on a 25,764 net square foot lot. The existing 1,656 square foot gas station, surface parking lot, and related structures will be demolished. Planning Commission review of a Development Plan and a Transfer of Existing Development Rights for new non-residential square footage is requested.)

**(Concept Review only; project requires environmental assessment and Planning Commission review.)**

**CONCEPT REVIEW - CONTINUED ITEM****6. 120 S HOPE AVE C-2/SD-2 Zone**

**(5:30)** Assessor's Parcel Number: 051-010-014  
 Application Number: MST2012-00361  
 Owner: Patricia S. Nettleship, Trustee  
 Owner: Macerich Company  
 Architect: Devicente + Mills Architecture

(Proposal to complete the La Cumbre Plaza facade upgrades to all buildings per the current Tenant Design Criteria. Square footage changes are not proposed. Conceptual or project approval of proposed facade upgrades on buildings A through K, and development of a plan for phased final approvals on a building-by-building basis is requested. The goal is to secure all permits and complete construction of all proposed work at La Cumbre Plaza by 2015.)

**(Second Concept Review of first phase of facade renovations for the mall under this application. This review is for Buildings D and G, work to include removal of existing canopy, new parapet heights and detailing, new display boxes, new window and storefront openings, and remassing facade elevations. Project last reviewed on January 22, 2013.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 213 W COTA ST R-3 Zone**

**(6:00)** Assessor's Parcel Number: 037-161-004  
 Application Number: MST2012-00447  
 Owner: Soon Sik Tansen  
 Designer: Tom Kress

(Proposal for a new three-unit two-story apartment building totaling 4,181 square feet. The project consists of two three-bedroom units, one two-bedroom unit, five attached garage spaces, and one uncovered parking space. The existing single-family residence will be demolished.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 22, 2013.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 119 S ALISOS ST R-2 Zone**

**(6:30)** Assessor's Parcel Number: 017-213-020  
 Application Number: MST2013-00034  
 Owner: Alamar, LLC (CA.)  
 Architect: Gil Barry

(Proposal for two identical new two-story 1,784 square foot residential units with 224 square foot attached one-car garages. The new buildings would be located behind the existing 1,229 square foot one-story single-family residence. The proposal includes the two new detached units, a 360 square foot two-car carport, and two uncovered parking spaces for a total of six spaces on the 13,504 square foot lot.)

**(Comments only; project requires environmental assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 240 W ALAMAR AVE****E-3/R-3/SD-2 Zone****(7:00)**

Assessor's Parcel Number: 051-283-001  
Application Number: MST2013-00022  
Owner: CV Urban Land, LLC  
Architect: Peikert Group Architects, LLP

(Proposal for a new three-story four-unit condominium building totaling 7,925 square feet including the three attached two-car garages. Mission Creek crosses the rear of the property and the building is proposed to encroach into the front setback. Staff Hearing Officer review of a front setback modification and a Tentative Subdivision Map is requested.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review.)**

**FINAL REVIEW****10. 505 W LOS OLIVOS ST****R-3 Zone****(7:30)**

Assessor's Parcel Number: 025-210-012  
Application Number: MST2007-00470  
Owner: Douglas Jones  
Architect: Peikert Group Architects, Inc.

(The 13 unit condominium project includes a lot merger; demolition of a duplex and detached garage; demolition of a single-family residence and attached garage; construction of nine new three-bedroom units and one new two-bedroom unit in three new buildings; addition to the existing apartment building; and remodel and conversion of the apartment building into two three-bedroom and one one-bedroom condominiums. The parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport and the parking for the ten newly constructed units would be provided with two-car garages attached to each unit. Three guest parking spaces would also be provided. The proposed development would total 24,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to middle income households using a target income of 130% of Area Median Income (AMI) consistent with the Inclusionary Housing Ordinance.)

**(Project requires compliance with Planning Commission Resolution No. 022-09.)**

**CONSENT CALENDAR – CANCELLED**